

Financial Results for the Fiscal Period Ended January 31, 2023

Name: Comforia Residential REIT, Inc
 Listed Stock Exchange: Tokyo Stock Exchange
 Security Code: 3282
 URL: <https://www.comforia-reit.co.jp/en/>
 Representative: Takehiro Izawa, Executive Director

Asset Management Company: TLC REIT Management Inc.
 Representative: Masaoki Kanematsu, President & CEO
 Inquiries: Daisuke Kawauchi, General Manager of Strategy Department, Comforia Management Division
 TEL: +81-3-6455-3388

Scheduled Issue Date of Securities Report: April 26, 2023
 Scheduled Commencement Date of Cash Distribution: April 19, 2023
 Supplementary Presentation Material on Financial Results: Yes
 Presentation Meeting of Financial Results: Yes (for institutional investors and analysts)

(Figures less than one million yen are rounded down)

1. Results of Operating and Assets for the Fiscal Period Ended January 31, 2023 (August 1, 2022 - January 31, 2023)

(1) Operating Results (Percentages show changes compared to the previous period)

	Operating Revenue		Operating Profit		Ordinary Profit		Profit	
	Million yen	%	Million yen	%	Million yen	%	Million yen	%
Period Ended Jan. 31, 2023	10,194	(4.2)	4,626	(5.5)	3,995	(5.9)	3,986	(7.6)
Period Ended Jul. 31, 2022	9,785	(3.7)	4,386	(3.9)	3,771	(4.1)	3,704	(2.4)

	Profit Per Unit	Return on Equity (ROE)	Return on Assets (ROA)	Ordinary Profit to Operating Revenue Ratio
	Yen	%	%	%
Period Ended Jan. 31, 2023	5,567	2.8	1.3	39.2
Period Ended Jul. 31, 2022	5,174	2.7	1.3	38.5

(2) Cash Distributions

	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Total Cash Distributions	Cash Distribution in Excess of Profit Per Unit	Total Cash Distributions in Excess of Profit	Payout Ratio	Distribution Ratio to Net Asset
	Yen	Million yen	Yen	Million yen	%	%
Period Ended Jan. 31, 2023	5,487	3,928	—	—	98.5	2.8
Period Ended Jul. 31, 2022	5,334	3,819	—	—	103.0	2.7

Note1: The difference of Profit and Total Cash Distributions for the period ended Jan 31, 2023 is caused by the reversal of reserve for reduction entry (51 million yen) and the reversal of reserve for reduction entry under special provisions for property replacement (243 million yen) and subtracting the provision of reserve for reduction entry (352 million yen).

Note2: The difference of Profit and Total Cash Distributions for the period ended Jul 31, 2022 is caused by the reversal of reserve for reduction entry (114 million yen).

Note3: Payout ratio is calculated as follows :

Payout ratio = Total distributions ÷ Profit × 100 (Payout ratio is rounded down to the first decimal place)

(3) Financial Position

	Total Assets	Net Assets	Capital Adequacy Ratio	Net Assets Per Unit
	Million yen	Million yen	%	Yen
Period Ended Jan. 31, 2023	303,392	142,230	46.9	198,650
Period Ended Jul. 31, 2022	300,510	142,063	47.3	198,417

(4) Cash Flows

	Cash Flows from Operating Activities	Cash Flows from Investing Activities	Cash Flows from Financing Activities	Cash and Cash Equivalents at End of Period
	Million yen	Million yen	Million yen	Million yen
Period Ended Jan. 31, 2023	6,158	△ 3,576	△ 1,437	20,126
Period Ended Jul. 31, 2022	5,437	△ 20,745	13,667	18,981

2. Forecasts of Financial Results for the Fiscal Period Ending July 31, 2023 (February 1, 2023 - July 31, 2023) and January 31, 2024 (August 1, 2023 – January 31, 2024)

(Percentages show changes compared to the previous period)

	Operating Revenue	Operating Profit	Ordinary Profit	Profit	Cash Distribution Per Unit (excluding Cash Distribution in Excess of Profit)	Cash Distribution in Excess of Profit Per Unit
	Million yen (%)	Million yen (%)	Million yen (%)	Million yen (%)	Yen	Yen
Period Ended Jul. 31, 2023	10,501 (3.0)	4,779 (3.3)	4,059 (1.6)	4,050 (1.6)	5,620	—
Period Ended Jan. 31, 2024	10,423 (△0.7)	4,741 (△0.8)	3,967 (△2.3)	3,957 (△2.3)	5,650	—

(Reference) Forecast of profit per unit for the fiscal period ending Jul 31, 2023 : 5,495 yen

Forecast of profit per unit for the fiscal period ending Jan 31, 2024 : 5,370 yen

(Note) Cash distributions per unit for the fiscal period ending Jul 31, 2023 and Jan 31, 2024 are calculated based on the amount obtained by adding the reversal of voluntary retained earnings (92 million yen and 206 million yen) to the profit.

3. Others

(1) Changes in accounting policies, changes in accounting estimates, and retrospective restatement

- Changes in accounting policies due to reversions in accounting standard: None
- Changes not mentioned in a. above: None
- Changes in accounting estimates: None
- Retrospective Restatement: None

(2) The number of investment units issued

- The number of investment units issued at end of period (including treasury units)

Fiscal Period Ended Jan.31, 2023	: 715,982 units
Fiscal Period Ended Jul.31, 2022	: 715,982 units
- The number of treasury units at end of period

Fiscal Period Ended Jan.31, 2023	: 0 units
Fiscal Period Ended Jul.31, 2022	: 0 units

*Summary of financial results is not inside the scope of audit procedure by certified public accountants or audit corporations.

*Other matters of special consideration

Forward-looking statements in this material including forecasts of financial results are based on information currently available to us and on certain assumptions we deem to be reasonable. Therefore, actual operating and other results may differ materially due to various factors. In addition, the forecasts do not guarantee the payment of the amount.

This material is a translated excerpt from Brief Announcement on the Financial Result (“Kessan Tanshin”) in Japanese released today, and is for reference purposes only. If any discrepancies arise between this material and the original Japanese version, the later will prevail.